

Sarah Etelman, Chair
John Hine, Vice-Chair
Andrea Miles, Clerk
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Michael J. Sullivan
Town Administrator

R01-18-A-013

November 15, 2017

Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

Dear Mr. Gardner:

The Town of South Hadley is pleased to submit the enclosed application for a Brownfield Community-wide Assessment Grant.

Applicant Identification: Town of South Hadley
116 Main Street, South Hadley, Massachusetts 01075-2896

Funding Requested:

- | | | |
|------|---------------------------------|---|
| i. | Grant Type: | Assessment |
| ii. | Assessment Grant Type: | Community-wide |
| iii. | Federal Funds Requested: | \$300,000 |
| iv. | Contamination: | Both – Hazardous Substances and Petroleum |

Location: Town of South Hadley, Hampshire County, Massachusetts

Property Information for Site-Specific Proposals: Not Applicable

Contacts:

- | | | |
|-----|--------------------------------|---|
| i. | Project Director: | Richard Harris, Town Planner
(413) 538-5017 x 128 rharris@southhadleyma.gov
116 Main Street, South Hadley, MA 01075-2896 |
| ii. | Chief Elected Official: | Sarah Etelman, Chair, Selectboard
(413) 538-5017 x135 selectboard@southhadleyma.gov
116 Main Street, South Hadley, MA 01075-2896 |

Population: 17,763 (2015 ACS 5-Year Population Estimate); South Hadley is within Hampshire County, a county NOT experiencing “persistent poverty” where 20% or more of the county population has lived in poverty over the past 30 years.

Regional Priorities Form / Other Factors Checklist: Form Attached

116 MAIN STREET, SUITE 109, SOUTH HADLEY, MASSACHUSETTS 01075-2896

P: 413.538.5017 ext. 136

SOUTHHADLEYMA.GOV

Region 1 Priority - Coordinated Public Funding for Brownfields

In October 2017, the Town was awarded a MassWorks Grant of \$1.2 million for water, sewer and stormwater infrastructure upgrades as well as sidewalks and crossings in the South Hadley Falls neighborhood on Gaylord and Carew Streets. The infrastructure upgrades will be made in the Spring 2018. Brownfield assessment funds are now critical to getting those buildings assessed and then demolished for redevelopment (redevelopment partner waiting for site readiness for mixed use development).

Letter from the State or Tribal Environmental Authority: Attached is a State Letter of Acknowledgement from the Massachusetts Department of Environmental Protection.

Sincerely,



Sarah Etelman, Chair
Selectboard

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: **Town of South Hadley**

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Coordinated Funding for Brownfields**

Page Number(s): **7 & 8**

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	10 & 11
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10, 12 & 13
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

TOWN OF SOUTH HADLEY NARRATIVE PROPOSAL

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions

The Town of South Hadley is located at the southern end of Hampshire County in western Massachusetts, in a region known as the Pioneer Valley. Neighboring communities include Holyoke to the west, Chicopee to the South, Granby to the east, and Hadley to the north. Land use can be described as a transition between the developed urban centers to the south and west, and the more agricultural and rural communities to the north and east. This dichotomy serves as the single most important influence in the town's growth and development today and historically.

South Hadley Falls is the urbanized area of town at the southern tip of South Hadley. It is situated on the east bank of the Connecticut River at the bend by the Holyoke Dam, across from the city of Holyoke. The balance of the town's 17.7 square miles is characterized by suburban and rural development. The Falls target area corresponds generally to Census Tract 8211, a 2.7 SQ MI area (approximately 1,766 acres). The Falls historically was a center of trade and commerce, and was the site of the first navigable canal in the United States, which opened in 1795. Today the Falls is the "other" neighborhood of South Hadley. It is a neighborhood that once teamed with brickyard workers and paper mills on the Connecticut River, welcoming new immigrants when the mills needed workers. The Falls has suffered plant closures and economic dislocation, the most recent in 2012 when Intellicoat, producer of specialty paper and film, permanently closed, eliminating 110 manufacturing jobs. Over 600 manufacturing jobs have been lost since 2001.

Today, South Hadley Falls is pockmarked with the residue of industry – brownfields, vacant mills, aging buildings, absentee-owned rental housing in desperate need of repair, and vacant storefronts. The Pioneer Valley Planning Commission qualified the Falls area as a "slum and blight" area. The *South Hadley Falls Urban Redevelopment and Renewal Plan* identifies the area as blighted per the standards of the Massachusetts General Laws. At least 20% of the land area is considered brownfields (known or perceived to be contaminated due to past land use), with the status of remaining land unknown.

New jobs are fewer, and generally at lower wages, creating financial stresses for families. The median household income in the Falls (census tract 8211) is in the lowest quartile of all census tracts in Hampshire County. Roughly 79% of housing units are over 60 years old. There has been no new housing construction in the Falls over the past decade. Although the median rent is low by state standards, \$765/month, nearly two-fifths (38.9%) of residents pay more than 30% of their income on rent. Nearly half (45.8%) of home owners have mortgages exceeding 30% of their income. The Falls has weathered 3 Federally-declared disasters since 2011 – Hurricane Irene and two other severe storms and flooding events. These weather events have delayed and further exacerbated efforts to revitalize and renew the Falls. Many of the former industrial sites are adjacent to Connecticut River or Buttery Brook, the tributary running through the Falls

into the Connecticut River. Residents wish to be hopeful, but the scars of economic decline and disinvestment are deep.

ii. Demographic Information and Indicators of Need

The Falls has high proportion of low-and moderate income residents, with 45.4% of the households below eighty percent of the region’s median household income. The median household income is \$53,111 (2014ACS5yr) in the Falls, 78% of the state median income. Median household income has been declining over the past years. Over 1 in 4 married couples with children (27.4%) in the Falls live below the poverty rate (2014ACS5yr). Unemployment is 8.3% in the Falls, and over the past decade (2001 to 2013), South Hadley has lost 614 manufacturing jobs, which were located in the Falls (ES202 data). This job loss has not only affected families and workers in the Falls, but the small strip of commercial businesses in the neighborhood relied on them as customers. There are several commercial vacancies on Main Street, and the neighborhood coffee shop teeters on closure.

The Falls is a working class community, principally white (92.9%-- 2014ACS5yr) with a growing Hispanic community that now comprises 4.9% of the population, and a significant elderly population, most of whom worked in the nearby factories. Since 1990, persons aged 85 years and over have represented that fastest growing population segment. Income data reflects an affordability gap, particularly with respect to South Hadley’s and the Falls’ senior population. The elder poverty rate in the Falls is 13.5%, exceeding the MA and US rates by 40% (2014ACS5yr). This is 54% higher than the Town of South Hadley overall, and 25% more than Hampshire County. 22% of all persons living in the Falls are over 62 years of age, which is much higher than the national (17.1%) and Massachusetts (16.4%) rates.

Among Falls residents, 7.6% do not have health insurance (not even state assisted MassHealth coverage – 2014ACS5yr). This is twice the Massachusetts rate of 3.8% uninsured, and 130% higher than Hampshire County. Brownfields are the remnants of a proud industrial legacy which has and is adversely affecting health. South Hadley is in the fourth lowest quintile statewide as to prevalence of adult asthma and depression per the MA Prevention and Wellness Trust (PWT) health data. South Hadley’s rate per 100,000 people for coronary heart disease (458.9), stroke hospitalizations (345.6), congestive heart failure hospitalizations (392.5) and cardiovascular disease hospitalizations (1938.9) exceeds state rates by 17.2% to 30% (2010 CHP data from MA PWT).

	Census Tract 8211 (Falls)	South Hadley	Hampshire County	Massachusetts	United States¹
Population²	6,730	17,763	160,328	6,657,291	316,127,513
Unemployment³	8.3%	4.9%	4.3%	5.3%	8.3 %
Poverty Rate²	9.8%	9.8%	13.9%	11.6%	15.5%
% Minority²	10.7%	12.6%	14.7%	25.0%	37.8%
Median HH Income²	\$ 53,111	\$ 60,427	\$ 61,460	\$ 67,846	\$53,889

HUD Low Moderate Income⁴	45.4%	31.0%	38.4%	37.5%	40.2%
Uninsured – Health²	7.6%	3.8%	3.3%	3.8%	14.2% ²
Poverty Rate, over age 65²	13.5%	8.4%	7.3%	9.1%	9.4% ²
<p><i>Data Sources:</i> 1. All US data unless stated otherwise is from EPA’s Brownfields Site Assessment RFP. 2. 2015 American Community Survey, 5 yr. estimates. 3. Bureau of Labor Statistics and MA Dept. of Labor & Work Force Labor Market Information, www.mass.gov/lmi for 2014. Census Tract data is 2013 ACS 5 yr. est. 4. HUD Low Moderate Income Statistics based on ACS released July 2015, https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-block-groups-places Data for Census Tract 8211 is only for Block Groups 2 and 5.</p>					

iii. **Description of the Brownfields**

There are approximately 25 brownfields on former industrial and commercial sites, encompassing over 35 acres in the Falls. Many of the parcels were formerly mills and abut waterways – Buttery Brook and the Connecticut River. Buttery Brook was once used as the sewer for the mills, where chemicals were routinely dumped. Brownfields comprise at least 20% of the land area in the targeted Falls area. Several known or perceived brownfields are target areas for assessment:

Gaylord Street Industrial Site – The industrial site located on both sides of Gaylord Street in South Hadley Falls has been home to many manufacturing companies for over 60 years, with over 400,000 sq.ft. of buildings. One of the earliest companies on site was the Plastic Coating Company that made early diazo type imaging materials and other products. The first major upgrade to the site came with the acquisition of the site and other property in South Hadley by Scott Paper Company. Scott invested heavily in buildings and equipment over the years. Scott sold the company to the James River Paper Company in the early 1970’s. James River, being a paper company, also used the site as an outlet for their paper mill products with the addition of specialty functional coatings adding value to the base paper. Portions of the James River Company were taken private during the early 1990’s and the South Hadley site became Graphics Technology International. This entity was eventually sold to a large packaging company named Rexam.

Rexam again invested heavily in buildings and equipment to move the site ahead as a world class precision coating company making products for the electronics, medical, imaging and other industrial markets. The Rexam Graphics division added a New Business Development Facility building that is now home to E-Ink and invested in one of the world’s finest coating machines. After a truly productive time for the site, Rexam merged with other packaging companies that led to a strategic focus that did not include the Gaylord Street site. At that point the Graphics division was sold to another private equity firm and the Intelicoat Technologies company was formed.

A lack of continual investment and adverse business conditions resulted in Intelicoat needing to downsize several times. This first resulted in abandoning many of the buildings on the south side of Gaylord Street. Most notably, three large factory buildings referred to as 3 Mill (45,000sf), 6 Mill (113,000sf) and the Boiler House (15,000sf) received little or no maintenance for several years. In New England even one winter season with no heat or maintenance can have disastrous effects on buildings. Not surprisingly the 3 Mill, 6 Mill and Boiler House buildings are now beyond repair and are in need of demolition, and will be the focus of site assessments. Also, the parking lot currently used by E-Ink at northwest corner of Gaylord and Prospect Streets, needs a Phase I ESA. Upon demolition 3 Mill, that site would become the parking lot for E-Ink, and the current parking lot would be freed up for redevelopment, preferably mixed use/housing.

On a positive note, the site is recovering, with the three major tenants E-Ink, Mohawk Paper and Fuel Services investing and growing their businesses. Opportunities exist for other small companies on site with the 21 Mill building (23,000sf) adjacent to the Mohawk facility and the Administration building (45,000sf) available for development. In July of 2013 the Gaylord site went into court appointed Receivership due to several issues associated with the owner, US Industrial Gaylord. That situation exists today with KeyPoint Partners, LLC currently managing the day to day business of the site. KeyPoint Partners, LLC has taken an active role with maintaining two of the unoccupied buildings, the Administration Building and the 21 Mill Building, keeping them “alive” for potential development.

Old Carew Street School Site – There has been some interest in redevelopment of this site but some questions about its status remain unclear. The building was demolished in 1996 by Graphics Technology. There were a few transfers in 2005 and the property was transferred to the current owner (US Industrial Gaylord) on 7/31/2007. There were, at one time, two schools on this property. The "old" Carew school dates back to at least 1929, and the "new" Carew was built in 1932, and that was the building demolished in 1996.

Other properties - One site on Main Street is referred by everyone as a “hot” site referring to the below ground temperature and the alleged discovery of “hot embers” found in the ground during an investigation by a potential developer several years ago. This 2.4 acre property in the center of the Falls, adjacent to the church’s community center, has remained vacant and is subject to these rumors. The parking lot behind the demolished Fibermark building at the corner of Canal, High and Main Streets remains in need of a Phase I ESA, currently the biggest hurdle for redevelopment to close out this site with MassDEP.

Located on Newton Street, just north of the Falls neighborhood, the former Big Y Building site was originally part of a commercial development from the mid-1960’s. The site was partially redeveloped with the construction of a new 66,000 square Foodmart grocery store on the site in 1995. This store was converted to a Big Y grocery store when Big Y acquired many (if not all) of the Foodmart stores approximately 10-15 years ago. Big Y continued to maintain their lease until approximately three years ago. The entire shopping center went into foreclosure procedures and a new group purchased it approximately two years ago. They have

subsequently demolished the Big Y grocery store and are exploring redevelopment of the site as a mixture of housing and retail uses. A Phase IESA would be need here at a minimum.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

The South Hadley Redevelopment Authority estimates that there are 25 brownfield sites on former industrial and commercial sites, encompassing over 35 acres in the Falls, or 20% of the land area. Many of the properties were former mills and abut waterways – Buttery Brook and the Connecticut River. As the locus of industry, the mills and industry in the Falls used and dumped a wide range of chemicals including metals, such as lead, arsenic, volatile organic compounds, ethylbenzene, polychlorinated biphenyls (PCBs), and polyvinyl chlorides, the latter two classes of compounds are frequently associated with dioxins. Many of the commercial and industrial buildings were constructed with asbestos, as well. PCBs have been demonstrated to cause a range of adverse health effects, including cancer and negative health effects on the reproductive system, nervous system, endocrine system. VOCs at high enough levels in drinking water may be harmful to the central nervous system, and may cause skin irritations as well as irritate mucus membranes if inhaled.

Industry and houses were built in the Falls to enable workers to walk to work. As a result, today the Falls is a compact neighborhood with churches, a community center, a park, homes, and incredible scenery along the Connecticut River. Unknowns about potential liability from past land uses and contaminants scare prospective owners and businesses from moving to South Hadley, and impede critical redevelopment partners from establishing here.

ii. Cumulative Environmental Issues

Truck and vehicular traffic on Bridge and Main Streets and high traffic volumes and speeds on Route 202 (which partially encircles the Falls) are a persistent burden and environmental issue in the Falls. High traffic volumes produce emissions and leak automotive fluids, impairing water and air quality. Today, a cluster of automotive repair shops, a gas station, car wash, commercial service shops, and a municipal electric utility (South Hadley Electric Light) dominate the commercial character of the Falls center.

Much of the runoff from Route 202 drains towards the Falls and Buttery Brook, a tributary to the Connecticut River. Buttery Brook is listed as impaired due to *E. coli* in *EPA's 2012 Waterbody Report for Buttery Brook* and is therefore not safe for primary contact (swimming and fishing). Buttery Brook (MA34-42) is a 1.6-mile segment beginning west of Haig Avenue, crosses Route 202, and ends at the confluence with the Connecticut River (MA34-05). The brook flows through the most urbanized area of the Falls at the Gaylord Street industrial site, where portions are culverted to the south side of Main Street where the brook outlets to the Connecticut River. Historically, the brook was used as a sewer for the Gaylord Street mill complex and the surrounding neighborhood. As is common in other former mill towns, older residents tell stories of how Buttery Brook carried away the vibrant colors and odors that flowed out of the mills and into its waters, down to the Connecticut River. In 2012, the American Institute of Architects's Sustainable Design Team (SDAT) visited South Hadley Falls

and developed a vision for urban renewal that included daylighting Butter Brook and restoring her waters to fishable swimmable standards.

iii. Cumulative Public Health Impacts

A health care indicators study for Hampshire County (2013) found that cancer mortality rates throughout the county were higher than the Massachusetts state rate. Hampshire County has a higher rate of respiratory diseases than the state (73.0/100,000 compared to 66.1), and particularly a higher rate of emphysema (4.6 compared to 2.6). The Behavioral Risk Factor Surveillance System (BRFSS) found a 19.9% asthma rate in Hampshire County residents, which is much higher than both MA (14.7%) and the US (12.9%). Some of these health problems related to a history of air pollutants and ambient particulate matter industry. But it also points to an aging housing stock – 87.6% of the housing in the Falls was built before 1970. As lead was included in paint manufacture until 1978, over 87.6% of the housing in the Falls has lead paint since it was built before 1970. Asbestos is a common material in housing stock of this era as well.

c. Financial Need

i. Economic Conditions

The Falls neighborhood was designated an Economic Opportunity Area in 2007 and has been the focus of the Town's CDBG program for many years. In addition to the demographic and socioeconomic data provided above in Section 1a, while rental households constitute less than 30% of the town's households, at least half of the Falls area households are tenants. Over 16% of the Falls households are headed by a female, compared to less than 14% for the Town as a whole. Historically, the Falls business district was the center of the community's major employers. At one time, over 1,000 people worked on a daily basis in the Falls area. Today, only one of the major private employment centers is located in the Falls and fewer than 300 persons are estimated to be employed in private businesses in the area.

South Hadley has lost over 600 jobs, particularly in the Falls, over the past decade which has adversely affected the Town's tax base. South Hadley is a small town which lacks a commercial/industrial tax base to support its schools as well as municipal operations. In 2017, the residential property generated 91% of tax valuations, with commercial property at 4.7%, and industrial property at 2.7%. There has been no new development in the Falls over the past decade, with the exception of the new public library. As communities were slowly trying to recover from the Great Recession, South Hadley and its neighbors experienced three Presidentially-declared natural disasters (tornado, hurricane, and ice storm), one right after another in 2011 to 2012, placing additional demands on municipal budgets for clean-up activities and local services, as well as changing the focus of staff and citizen volunteers. Neither the Town of South Hadley, nor the South Hadley Redevelopment Authority, has the resources for comprehensively inventorying and assessing the extent and nature of brownfields in the Falls, which makes this application for EPA assessment funds critical. Funding from MassDevelopment in the form of zero or low interest loans to assist with remediation once assessment is completed is available, as are funds from private developers (see letters of support from KeyPoint Partners, LLC and Wayfinders).

ii. **Economic Effects of Brownfields**

In 2012, the Pioneer Valley Planning Commission undertook a slums and blight survey of the Falls area. They found that over 50% of the properties in the Falls were considered blighted. Storefronts at the corner of Main and Bridge Streets are vacant except for a liquor store. The retail vacancy rate exceeds 30%. There are over 383,000 SF of vacant industrial space in the Falls.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. **Project Description and Alignment with Revitalization Plans**

South Hadley seeks to expand its industrial, commercial and residential sectors through infrastructure investment and policy initiatives to enhance the investment climate and build on partnerships with businesses, community organizations, and our neighboring city of Holyoke. The “Holyoke Flats” neighborhood is immediately adjacent to the “Falls” neighborhood across the Vietnam Memorial Bridge over the Connecticut River. Both areas have similar market identities, and while each offers some diverse housing price points, housing is considered to be “affordable”. Both areas have lost employment and housing over the decades and have embarked on similar revitalization strategies. South Hadley is in the process of expanding its housing development effort, with a focus on access, affordability and sustainability.

There are several policy accomplishments, infrastructure improvements, and planned developments underway consistent with these revitalization strategies for the South Hadley Falls neighborhood:

South Hadley Falls Urban Redevelopment and Renewal Plan – Completed by the South Hadley Redevelopment Authority, the plan is currently under review by the Department of Housing and Community Development (DHCD) for approval.

40R Falls Smart Growth District – Was adopted in 2016 and approved by DHCD to promote more housing of all income ranges.

43D Priority Development Sites, Gaylord Street – This area is the Gaylord Street industrial mill complex, of which several buildings are targeted for assessment under this grant (Mill buildings #3 and #6, and the Boiler House).

\$1.2M MassWorks Infrastructure Grant – This complete infrastructure approach will replace outdated water lines and related elements, improve sidewalks, create bike lanes and improve satellite parking for the high-speed rail stop one mile away in Holyoke. These investments will support the Town’s progress toward maintaining its industrial base while enhancing the area’s suitability and functionality for mixed-use development, targeting Gaylord Street and the 43D Priority Development Sites. Holyoke’s Mayor Morse has said that improving pathways connecting our two communities will allow commerce to move more fluidly, for the benefit of all. Supporting pedestrian and bike use in the area will enhance economic activity on both sides of the bridge, and offers multiple modes of transportation for the workforce in both

communities. The area is also serviced by bus transit routes provided by the Pioneer Valley Transit Authority which includes the X90A route, which stops on Main street, and R29 Express route which stops at the periphery of the area.

12-unit Multifamily Housing Development proposed for a former brownfield at the corner of Canal, High, and Main Streets – This project is part of a 2.5 acre brownfield formerly owned by Northeast Utilities (NU). After NU remediated the site, it was acquired by the Town of South Hadley in 2011, the three existing buildings subsequently demolished, and a new \$10M public library was constructed on the 1.5 acre parcel overlooking the Connecticut River. The Town is currently in the process of transferring ownership of the remaining lot to a private developer (Orange Park Management, LLC) for construction of 12-multifamily housing units in three buildings. The project has received a Special Permit from the Planning Board and construction is anticipated to commence in 2018. These market rate units are anticipated to provide workforce housing.

6-unit Condominium Development at 27 Bardwell Street – Also to be constructed by private developer Orange Park Management, LLC, this Town-owned property is in the process of being transferred to the new owner, and has received a Special Permit by the Planning Board. Construction is anticipated to commence in 2018-2019. These market rate units are anticipated to provide workforce housing.

Adoption of Complete Streets Policy – The Town’s policy has obtained MassDOT certification and is being incorporated in to town regulations. A Prioritization Plan has also been developed, with projects on the 2019 TIP.

Year 2021 Transportation Improvement Plan (TIP) – \$3,089,720 for reconstruction in the Falls of Main Street from the Chicopee city line to Canal Street (0.67 miles) including paving, sidewalks, bike lane, and streetscape improvements.

Valley Bike-share Program – Funded under the 2017 TIP, South Hadley is participating in this regional bicycle sharing program to support the types of urban renewal identified throughout the list of initiatives described above.

ii. Redevelopment Strategy

Most of the brownfields identified above are within the 40R Falls Smart Growth Zoning District, and a new 40R Zoning District targeting the former Big Y site is scheduled to go before Town Meeting in 2018 for approval. Thus, mixed use redevelopment with a focus on mixed rate housing is proposed as the redevelopment strategy for some of these sites. Possible planned reuse of the Gaylord Site Mill 3 after demolition would be to convert it to a parking lot for use by E-Ink, and convert their existing parking lot into workforce housing, well suited to the existing residential neighborhood that surrounds the lot on three sides. Wayfinders (formerly HAP Housing) has stated in their letter of support that they are interested in developing affordable housing in the neighborhood, and have expressed interest to the Town in the Mill 6 site. As noted above, there are numerous recently funded (or funding secured) water, sewer, stormwater and transportation infrastructure projects that will be constructed in the Falls in

the next few years. These infrastructure upgrades are specifically designed to support the redevelopment of these blighted properties, and support smart urban renewal throughout the neighborhood.

iii. Timing and Implementation

The Town of South Hadley's Planning and Conservation Department will be responsible for grant administration and oversight, staffed by Richard Harris, AICP, Town Planner, and Anne Capra, Conservation Administrator/Planner. Mr. Harris has led the Planning Department for the past 18 years and has been instrumental in establishing the planning, policy, and infrastructure achievements of late to leverage resources to support redevelopment of Falls' brownfields. Ms. Capra has 17 years of experience as an environmental and land use planner. Prior to joining the staff in South Hadley in July 2017, Ms. Capra worked as a land use consultant, and as a Principal Planner with the Pioneer Valley Planning Commission working as a member of their brownfields team on assessment, cleanup and redevelopment projects.

(a) Immediately upon grant award and contract execution with EPA, the Planning and Conservation Department will issue a Request for Proposals to hire a Licensed Site Professional(s) to perform site assessments and provide technical guidance in development of the site inventory. We will also convene a local Brownfields Advisory Committee, consisting of members from the South Hadley Redevelopment Authority, local civic and non-profit organizations, business owners, and Falls residents (see attached letters of support from these organizations).

(b) The site inventory will be developed through a public process:

1. An application with criteria for eligibility and prioritization for funding will be developed by the Planning and Conservation Department and the Brownfields Advisory Committee(BAC). Criteria for selection of sites for assessment will be: eligibility per EPA guidelines; publicly-owned and accessible sites; health risks and threats; and, potential and readiness for redevelopment.
2. A public notice will be posted and circulated soliciting property owners and key stakeholders to apply for Phase I and II ESAs, and cleanup plans. Outreach will also include direct outreach to the brownfield property owners noted above, and a public meeting will be advertised and held to present the program and answer any questions. We will utilize the Town website and the SH Redevelopment Authority's website for outreach as well. BAC members will also post notice of the application and process.
3. Applications will be reviewed and ranked, and funding allocated for eligible projects.

(c) The LSP will develop and submit a QAPP to EPA for review and approval prior to the initiation of site assessments involving collection of environmental samples.

(d) Obtaining and securing site access will be a requirement for assessment funds in the application process. Once site access is secured, site assessments will be performed, and reuse planning on sites, as appropriate.

b. Task Description and Budget Table

i. Task Descriptions

Task 1 - Cooperative Agreement Oversight covers procurement and oversight of contractual services, liaison with EPA, performance monitoring, grant/contract management and reporting, Travel to 2 to 3 annual EPA brownfield conferences and regional brownfields meetings/trainings (per trip: air: \$750; 3 days per diem (hotel/meals): \$265/day) is budgeted, plus local travel (\$0.535/mile). Contractual line item includes funds to publicly advertise bids for services (est. \$400), and \$400 for postage/delivery. *Supplies*: \$800 is budgeted for office supplies. *In-kind staff*: \$30,000 from Town of South Hadley for procurement, accounting, audit, staff time of Town Planner and Conservation Administrator/Planner

Task 2 - Community Engagement: *Contractual* funds translation services for materials (\$1200); printing fliers/newsletters (\$2100); child care services(\$300) for 5 meetings; web site development and hosting and community engagement software (\$2,450); advertisement costs (\$250); postage(\$300); misc. (\$500). *Supplies* are for meeting/ outreach supplies (\$180/mtg); liaison with community groups, and outreach will occur, which is valued at \$10,000 (approximately 360 volunteer hours). Some equipment for engagement is budgeted (\$1025) , e.g., table, tent for outdoor outreach– Buttery Brook Friends' events and at the annual Falls Fest. Environmental consultants will participate at public meetings.

Task 3 - Inventory of Sites & Phase 1 Site Assessments: *Contractual* is for a MA licensed site professional (LSP) to search public records to prepare an inventory and Phase 1 assessments (6 to 12) of known brownfields sites, suspected risk levels and status. Phase 1 site assessments are budget @ \$4500/each.

Task 4 – Phase 2 Site Assessments & Cleanup Planning: *Contractual* is for a LSP to do Phase 2 assessments with subsurface investigation, characterization & cleanup plans for 3 sites with hazardous substances @ \$30-45,000 per site and 2+ sites with petroleum. Contractual will also cover legal for formal site access agreements to publicly-owned sites owned by non-federal public entities. The Town has secured site access in principle, but needs to formalize access agreements. Roughly 75% of assessment funds will go to Phase 2 assessments.

Task 5 - Re-Use Planning. The Planning and Conservation Department is currently engaged in redevelopment planning. The budget for site specific re-use plans is \$4,800, including analysis of re-use options to accommodate cleanup plans or possible use of Activity Use Limitations. Reuse planning will incorporate area-wide planning principles and advance the Falls Urban Renewal Plan. Consultant services of engineers/architect/planner will be procured to assist as needed.

c. Ability to Leverage

Town of South Hadley is committing \$30,000 of in-kind services from the Planning and Conservation Department staff to administer this project. We anticipate leveraging at least 360 volunteer hours (which will be documented in quarterly progress reporting) valued at \$10,000 (\$27.82/hr per the Independent Sector). In addition, the Gaylord Site property owner, KeyPoint Partners, LLC, is committed to funding remediation of the 3 Mill, 6 Mill, and the Boiler Plant

after site assessment (see letter of support). Beyond cleanup, as noted above, Wayfinders has stated their interest in working to develop affordable housing on one of these sites.

ii. Budget Table

HAZARDOUS SUBSTANCES & PETROLEUM BUDGET

Budget Categories	T1 Cooperative Agreement Oversight	T2 Community Engagement	T3 Site Inventory & Phase 1 ESAs	T4 Phase 2 ESAs & Cleanup Plans	T5 Reuse Planning	TOTAL
Hazardous Substances						
Personnel						\$0
Fringe Benefits						\$0
Travel	\$4,500					\$4,500
Equipment		\$1,000				\$1,000
Supplies	\$500	\$4,000				\$4,500
Contractual	\$1,000	\$11,000	\$36,000	\$130,000	\$12,000	\$190,000
Subtotal	\$6,000	\$16,000	\$36,000	\$130,000	\$12,000	\$200,000
Petroleum						
Personnel						\$0
Fringe Benefits						\$0
Travel	\$1,500					\$1,500
Equipment		\$1,000				\$1,000
Supplies	\$300	\$2,700				\$3,100
Contractual	\$500	\$5,000	\$17,500	\$62,000	\$9,500	\$95,175
Subtotal	\$2,300	\$8,700	\$17,500	\$62,000	\$9,500	\$100,000
TOTAL	\$8,300	\$24,700	\$53,500	\$192,000	\$21,500	\$300,000

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

This application includes letters of support and commitment from four community organizations located in the Falls neighborhood, the South Hadley Falls Redevelopment Authority, and two local redevelopment partners (KeyPoint Partners and Wayfinders). Each of these organizations has deep connections to the community and will be integral to our community outreach. Representatives from these organizations as well as Town officials and a representative from the Pioneer Valley Planning Commission, will form the Brownfield Advisory Committee to oversee development of the site inventory application process, prioritize sites for funding, and review project outputs and deliverables. These organizations will also promote the program through community events hosted by each of them throughout the year which draw over 5,000 people (FallsFest, Buttery Brook Park's Cruise Nights, Trails Treks, Falls Cleanup Day). The Town website will be used as a link to online site application materials, and hard copies will be made available around town. All materials will be translated into Spanish to support communication with the Falls' growing Latino population. Individual meetings with site owners, abutters, and other concerned citizens will be hosted as needed in support of reuse planning

for specific sites. Professional support for reuse planning will be procured as need for engineering, design, and planning.

ii. Communicating Progress

A minimum of five (5) community meetings will be held throughout the project to inform the public about the project, answer questions, and gather feedback relevant to contamination concerns, cleanup, and reuse planning. South Hadley has a local weekly newspaper called the Town Reminder that is widely read. The Advisory Committee will work closely with the newspaper to publish quarterly (at a minimum) articles about the project and milestones as they happen. The Town website will also be a source of information, to be updated with quarterly progress reports. Additionally, the South Hadley Redevelopment Authority, the South Hadley Planning Board, and the South Hadley Conservation Commission each meet monthly at a minimum and will be providing updates about the project at each meeting, and alerting the public to opportunities to participate.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

MassDEP has submitted a State Letter of Acknowledgment regarding this grant application. Assessment reports will be submitted to MassDEP for each site throughout the project. We anticipate working closely with this Bureau of Waste Site Cleanup on this project.

ii. Other Governmental Partnerships

The regional planning agency, Pioneer Valley Planning Commission, has submitted a letter of support and commitment to provide technical assistance to this project. PVPC has been the recipient of numerous EPA brownfield assessment, cleanup, and revolving loan fund grants. The South Hadley Falls Redevelopment Authority is a special purpose independent authority governmental entity separate from the Town of South Hadley. The South Hadley Falls Redevelopment and Urban Renewal Plan is currently under review by the Massachusetts DHCD. MassDevelopment, the state's economic development and finance agency, has also submitted a letter of support and statement of availability to assist as needed. They work with businesses, nonprofits, financial institutions, and communities to stimulate economic growth across the Commonwealth.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Roles

Friends of Buttery Brook Park is a volunteer association that will open their summer Cruise Nights and other special events to the Brownfields Advisory Committee for sharing information about the project. Know Your Town – a “League of Women Voters-type” organization – will participate in the Advisory Committee, disperse info and assist with a public forum. Neighbors Helping Neighbors, a faith-based initiative addressing the needs of low income residents in the Falls and operating the local food pantry, will serve on the Advisory Committee and publicize meetings, as will the South Hadley and Granby Chamber of Commerce.

ii. Letters of Commitment

See attached.

d. Partnerships with Workforce Development Programs

Essentially all of the partnering organizations are involved in workforce development. The community networks integral to these organizations support job placement and job growth. Also available to the Town are the MA Office of Business Development, and the Franklin-Hampshire Regional Employment Board. Both entities operate job training programs in the region and provide connections to local employers.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The ultimate goal of South Hadley's brownfield program is to transform the brownfields and the Falls neighborhood from an area of blight and vacant properties to a thriving sustainable, walkable neighborhood along the Connecticut River and Buttery Brook, with safe places for outdoor recreation, jobs and a viable economy. This vision has been established with extensive community input through the South Hadley Falls Redevelopment and Urban Renewal Plan, and AIA's Sustainable Design Vision. The Town now needs assessment funds to help leverage critical assessment work to ready sites for redevelopment. For example, Mohawk Paper, one of the current tenants at the Gaylord Street industrial site, is looking to expand within the existing industrial complex. Cleanup at the mill complex, coupled with new affordable workforce housing in the neighborhood, would bring vibrancy to this community and provide a decent quality of life for families in need.

b. Economic and Community Benefits

Redevelopment of blighted and vacant buildings into smart mixed use developments with affordable housing components are viable options in the South Hadley Falls 40R Smart Growth Zoning District. As noted above and in the letters of support, Wayfinders is a redevelopment partner that has expressed interest in the Falls and is just waiting for a site to become available. Other developers are already moving on housing developments on Bardwell Street, and at the corner of Canal, High and Main Streets. Momentum is building and projects are happening. The Town's commitment to infrastructure improvements demonstrates its support for growth and redevelopment here. This turn-around will support the community generally with increased property values, more sidewalks and bike lanes for transportation and outdoor recreation, increased green spaces and parks for family play spaces, and an overall improved quality of life for those living in the Falls and the surrounding area.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

The Town has not been subject to any adverse audit findings.

b. Programmatic Capability

The Town of South Hadley's Planning and Conservation Department will be responsible for grant administration and oversight, staffed by Richard Harris, AICP, Town Planner, and Anne Capra, Conservation Administrator/Planner. Mr. Harris has led the Planning Department for the past 18 years and has been instrumental in establishing the planning, policy, and infrastructure achievements of late to leverage resources to support redevelopment of Falls' brownfields. Ms.

Capra has 17 years of experience as an environmental and land use planner. Prior to joining the staff in South Hadley in July 2017, Ms. Capra worked as a land use consultant, and as a Principal Planner with the Pioneer Valley Planning Commission working as a member of their brownfields team on assessment, cleanup and redevelopment projects.

The Town also has a Massachusetts Certified Procurement Officer (assistant Town Administrator) to oversee the procurement of a Licensed Site Professional(s) to conduct the assessments.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Outputs – 1) Six (6) to twelve (12) ASTM Phase 1 assessments; 2) five (5) Phase 2 ESAs (three hazardous substances/2 petroleum); 3) minimum of one (1) reuse plan for a site; 4) a minimum of five (5) community meetings about the project; 5) community outreach and engagement about the project at a minimum of six (6) community events held by partner organizations; and, 7) twelve (12) quarterly progress reports; and, 8) attendance at three (3) regional EPA brownfield conferences.

Outcomes – The types of outcomes that will be measured and reported over the life of the grant include: 1) the number of acres made available for redevelopment; 2) the number of acres of greenspace made available for passive recreation; 3) the number of affordable and market rate housing units created on redeveloped brownfield sites; 4) the number of new jobs created due to brownfield cleanup and site redevelopment; and, 5) the reduction in risk to public health from environmental contaminants, as measured by remediation planning for intended reuse scenarios.

d. Past Performance and Accomplishments

i. and iii. N/A, the Town of South Hadley has never received an EPA Brownfields Grant before, but has received other grants (see ii. Below)

ii. *Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements*

1. Accomplishments

In the past fifteen years, the Town of South Hadley has received four HUD Community Development Block Grants (CDBG) as follows: FY03 - \$800,000 – South Hadley Falls Infrastructure Improvements; FFY09 - \$800,000 – Infrastructure improvements, senior center roof design, HR; FF2011 - \$350,000 (plus additional \$ of reprogrammed FY09) – Senior center improvements; and, FFY2015 - \$800,000 – Mobile Food Pantry, Newton Manor walkway and electrical improvements. Administration of these grants was outsourced to the Regional Planning Commission (Pioneer Valley Planning Commission), with the Town providing local administration and coordination with the organizations receiving assistance, and community outreach generally.

In 2009, the Town applied for and received a grant/loan of up to \$25,000 from MassDevelopment for a Phase 1 and Phase 2 environmental assessment of a 12 acre town-owned parcel at 351 East Street. Subsequently, the Town retained Tighe & Bond, Inc. as the LSP to perform a Phase 1 and Phase 2 assessment in January 2010. While the site was originally

intended to be an affordable housing development, we were unable to secure support for such an endeavor and the Town recently sold the property and the new owner is looking to develop it for market rate housing. All grant administration and project oversight was handled by the Planning and Conservation Department.

In 2007, the Town received \$500,000 Urban Self-Help Program grant as part of a \$800,000+ redevelopment of the downtown South Hadley Beechgrounds park. The Town secured other funds from Town Meeting and other sources to fill the gap above the grant amount itself. We completed the redevelopment, all grant project requirements and filed for grant reimbursement in 2008. All project administration functions were handled by the Town's Recreation Director working with the then-Town Administrator and the Town's accounting department. No issues or problems were identified by the funding agency and the reimbursement was promptly paid to the Town.

In 2004, the Town received \$500,000 Self-Help Program grant as part of a \$1.5+ Million acquisition of the 284+ acre Bachelor Brook/Stony Brook Resource Conservation Area. The Town secured other funds from Town Meeting, Mount Holyoke College and other sources to fill the gap above the grant amount itself. We completed the acquisition, all grant project requirements and filed for grant reimbursement in June 2005. All project administration functions were handled by the Town Planner working with the then-Town Administrator and the Town's accounting department. No issues or problems were identified by the funding agency and the reimbursement was promptly paid to the Town.

The Town is also the recipient of grants from USDA for childhodd nutrition, USDOJ, USDOT, USDOE, USHHS, USHS for operational and programmatic expenses in the schools, Police Department, and Department of Public Works. No adverse audit findings have occurred for any of these.

2. Compliance with Grant Requirements

For each of the grants described above, all reporting requirements were met in a timely fashion, and grant outcomes achieved. Where unforeseen challenges presented, which generally do on all projects despite how much planning goes into the preparation, the team of Town staff and consultants worked closely to devise appropriate alternative strategies to keep the projects on schedule and deliver anticipated outcomes. The Town anticipates the same level of professional administration and oversight for this EPA brownfields assessment grant.

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The Town of South Hadley is a general purpose unit of local government per 2 CFR 200.64.

2. Community Involvement

See Section 3 Community Engagement and Partnerships above.

Town of South Hadley
Community-wide Brownfield Assessment Grant
Letters of Support and Commitment

MassDEP State Letter of Acknowledgement
Town of South Hadley, Planning and Conservation Department
South Hadley Falls Redevelopment Authority
KeyPoint Partners
Wayfinders
Pioneer Valley Planning Commission
MassDevelopment
South Hadley and Granby Chamber of Commerce
Friends of Buttery Brook Park
Neighbors Helping Neighbors, Inc.
Know Your Town



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

November 2, 2017

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
Town of South Hadley, Application for EPA Assessment Grant Funds

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of South Hadley (Town) under the Fiscal Year 2018 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. Funding from EPA will assist the Town in the assessment of several properties, including several old mills. The Town has an interested developer for these sites, but will need the funding to conduct environmental assessments which, in turn, will clear the path for redevelopment of these sites.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The Town's compact was signed on September 22, 2015, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts!

Sincerely,

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Anne Capra, Conservation Administrator/Planner, Town of South Hadley
Cynthia Pawlowski, Brownfields Coordinator, MassDEP Western Regional Office
Caprice Shaw, MassDEP Western Regional Office

JEFF SQUIRE, Chair
MARK CAVANAUGH, Vice-Chair
MELISSA O'BRIEN, Clerk
BRAD HUTCHISON
DIANE SUPCZAK-MULVANEY
LARRY BUTLER

RICHARD HARRIS, Director of Planning & Conservation

November 13, 2017

Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Subject: Town of South Hadley Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

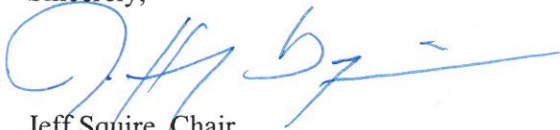
The South Hadley Planning Board, through a variety of means including recommendations in the Town's Master Plan and amendments to its Zoning Bylaw, has sought to facilitate revitalization of the Falls area. In fact, this effort is one of the five Core Initiatives in the 2010 Master Plan. Over the past several years, the Planning Board, through amendments to the Zoning Bylaw, has encouraged Town Meeting to adopt a regulatory framework which encourages mixed-use development and retention and enhancement of the business sectors of the Falls.

In 2015, Town Meeting approved Zoning Bylaw amendments to create a Smart Growth District in the Falls. Subsequently, the stated approved the creation of this District which is the Town's first 40R Smart Growth District. We have seen new interest come forward in developing housing and mixed-use development in the area. In furtherance of our Housing Production Plan and Master Plan, we are pursuing creation of another Smart Growth District centered on the former Big Y Shopping Center on Newton Street and have seen interest from the development community in undertaking development in that area.

The recently approved MassWorks grant by the State will assist in attracting the necessary private investment to the Falls as it creates the infrastructure needed to support housing & mixed-use development. However, we recognize a variety of environmental conditions may stymie development. Therefore, this proposed EPA Brownfield Assessment Grant will significantly enhance our efforts to generate the desired investments in affordable and market rate housing and mixed-used developments in our Smart Growth Districts.

Therefore, as Chair of the South Hadley Planning Board, I offer the Planning Board's support for this project and urge approval of the MassWorks funding requested. The Board looks forward to assisting the Town in facilitating the community engagement process to implement the program.

Sincerely,



Jeff Squire, Chair
South Hadley Planning Board



November 9, 2017
Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Reference: Town of South Hadley, Massachusetts Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

Please accept this letter of support for the Town of South Hadley's application for grant funds to perform brownfield site assessments in South Hadley Falls. There are many underutilized, vacant, and/or abandoned industrial and commercial properties in the Falls area. The newly created South Hadley Redevelopment Authority has submitted a redevelopment plan for the Falls area to the Commonwealth of Massachusetts' Department of Housing and Community Development. An important component of that plan is the expressed need for assessment of the brownfield sites enumerated in the grant application. Site assessments are a critical next step in making these properties fully available for redevelopment.

Be assured that the South Hadley Redevelopment Authority will assist the Town of South Hadley in community outreach and engagement in order to keep our community informed about the project.

Sincerely,

A handwritten signature in black ink that reads "Francis J. DeToma".

Francis J. DeToma, Chair
South Hadley Redevelopment Authority

One Burlington Woods Drive
Burlington, MA 01803
Tel: 781.273.5555
Fax: 781.272.8408
KeyPointPartners.com

November 13, 2017

Mr. Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Reference: Town of South Hadley, Massachusetts Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

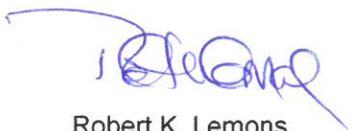
Please accept this letter of support for the Town of South Hadley's application for grant funds to perform brownfield site assessments in the South Hadley Falls. There are many underutilized, vacant, and/or abandoned industrial and commercial properties in the Falls area. After several decades of disinvestment, a range of recent planning efforts have created conditions ripe for redevelopment of a number of these properties. Site assessments are a critical next step in making these properties fully available for redevelopment.

U.S. Industrial Gaylord, L.P. is the owner of property at 26-28 Gaylord Street, South Hadley, MA. Robert K Lemons, as Managing Partner of KeyPoint Partners, LLC is the Court Appointed Receiver of the property at 26-28 Gaylord Street, South Hadley, MA pursuant to Order Appointing Receiver of United States District Court for the District of Massachusetts dated July 22, 2013 (Civil Action No. 13-30102-WGY).

KeyPoint Partners is a commercial real estate services firm headquartered in Burlington, MA which provides real estate services to more than 23 million sq ft of real estate throughout New England and the mid-Atlantic regions on behalf of institutional and private investors, developers and lenders. As Receiver, we are evaluating opportunities to potentially re-develop and improve portions of the property.

If you have any questions or would like to discuss this further, please don't hesitate to contact us. Thank you.

Sincerely,



Robert K. Lemons
Managing Partner
as Receiver



November 10, 2017

Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Reference: Town of South Hadley, Massachusetts Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

Way Finders has been helping to provide housing in western Massachusetts for over 40 years. We have undertaken housing developments in many of South Hadley's neighboring communities. Unfortunately, until recently Zoning and other institutional barriers have prevented us from undertaking a development in South Hadley. The recent creation of the 40R South Hadley Falls Smart Growth District overcomes these institutional barriers.

We are starting the process of exploring a project in the South Hadley Falls Smart Growth District – there are several sites that are attractive from a siting perspective. This area has the potential to be a very walkable and accessible neighborhood. The Town has taken efforts to upgrade the infrastructure to meet the fire protection and other needs of housing and mixed use developments of the nature that Way Finders would like to undertake.

However, after the institutional and infrastructure barriers are resolved, we still find concern with the environmental conditions in the former industrial area. Therefore, we are pleased to hear that the Town and the property owners are working to assess the environmental conditions.

We are in full support of the Town's application for an EPA Brownfield Assessment Grant to assist in furthering steps to make the former industrial/commercial sites available for redevelopment. In particular, we look forward to working to see that more housing, affordable housing, is developed to further redevelopment efforts underway.

Way Finders is available to assist the Town of South Hadley in its efforts. We maintain a good relationship with the Town Administration and look forward to assisting the community in any way appropriate and possible.

Sincerely,


Michelle M. McAdaragh
SVP Real Estate Development



120 Maple Street, Suite 400, Springfield, MA 01103-2225 • 413.233.1500
800.332.9667 • FAX: 413.731.8723 • TDD: 413.233.1699 • www.wayfindersma.org





MASSDEVELOPMENT

11/13/2017

Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Western Massachusetts
Regional Office:
1350 Main Street
Suite 1110
Springfield, Massachusetts
01103

Tel: 413-731-8848
Fax: 413-755-1349

Reference: Town of South Hadley, Massachusetts Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

I am pleased to offer MassDevelopment's strong support of the Town of South Hadley application for a 2018 EPA Brownfields Assessment Grant for property located in South Hadley Falls. There are many underutilized, vacant, and/or abandoned industrial and commercial properties in the Falls area. After several decades of disinvestment, a range of recent planning efforts have created conditions ripe for redevelopment of a number of these properties. Site assessments are a critical next step in making these properties fully available for redevelopment.

MassDevelopment is the Commonwealth's economic development and finance authority that through its financing programs and development services helps to create and retain jobs, add housing, eliminate blight and support the economic growth of the communities of the Commonwealth.

As MassDevelopment's regional administrator of the Brownfields Redevelopment Fund, I have seen first-hand how MassDevelopment has been able to partner with cities and towns in Western, MA, often in conjunction with EPA funding, on several brownfields projects throughout the region. We look forward to continuing to offer support and participate with the Town on brownfields redevelopment challenges, and playing a complementary role in sites throughout the Town.

MassDevelopment has Agency staff work with the town's departments not only on potential brownfield issues, but evaluating ways in which the Agency can assist the city in planning and moving distressed properties forward into redevelopment..

Sincerely,

Richard Griffin Jr.



November 9, 2017

Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Timothy W. Brennan, Executive Director

Reference: South Hadley, Massachusetts Community-wide Brownfield Assessment Grant

Dear Mr. Gardner:


Please accept this letter of support for the Town of South Hadley's application for grant funds to perform brownfield site assessments in the South Hadley Falls. There are many underutilized, vacant, and/or abandoned industrial and commercial properties in the Falls area. After several decades of disinvestment, a range of recent planning efforts have created conditions ripe for redevelopment of a number of these properties. Site assessments are a critical next step in making these properties fully available for redevelopment. This EPA investment would complement other efforts that are being directed to this section of the community.

With Pioneer Valley Planning Commission's (PVPC) assistance, South Hadley has been able to secure recent competitive grant funding through the Massachusetts Department of Housing and Community Development Block Grant (CDBG) Program. FY2009, FY2011 and FY2015 programs were able to address needed public facility, infrastructure and housing rehabilitation improvements to benefit area low-to-moderate income residents. Project activities were directed to the Falls area, which was designated by the town as the defined target area for CDBG assistance. A proposed FY18 CDBG application is currently in development, which would continue assistance primarily directed towards the Falls area and its residents.

South Hadley Falls was also identified in PVPC's HUD-funded Regional Brownfields Plan (completed Feb. 2014) as having a cluster of brownfields that are of regional significance. When the plan was developed, there were 120 reported MassDEP VCP sites in South Hadley. While some sites are now cleaned up, there remains a strong need for additional assessment resources to support needed cleanup and redevelopment of key brownfields in the Falls. The Brownfields Plan was part of a comprehensive Sustainability Plan designed to achieve success through promoting collaboration of communities on a regional basis. The completed plan calls creating more livable communities, with opportunities for rewarding work and business growth, affordable housing, a clean environment, safe and walkable neighborhoods, options for healthy exercise & play, and viable transportation alternatives.

The PVPC is available to assist the Town of South Hadley in community outreach and engagement to keep the community informed about the project.

Sincerely,



Timothy W. Brennan
Executive Director



Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Reference: Town of South Hadley Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

Please accept this letter of support Town of South Hadley Community-wide Brownfield Assessment Grant Application for grant funds to perform brownfield site assessments in the South Hadley Falls. There are many underutilized, vacant, and/or abandoned industrial and commercial properties in the Falls area. After several decades of disinvestment, a range of recent planning efforts have created conditions ripe for redevelopment of a number of these properties. Site assessments are a critical next step in making these properties fully available for redevelopment.

Throughout the years, the South Hadley & Granby Chamber of Commerce has been dedicated to providing resources and support to our local businesses. The Chamber plays an active role in helping to cultivate a strong business network in the towns of South Hadley and Granby. We strive to provide instrumental support to South Hadley and Granby businesses and the South Hadley Redevelopment Authority.

The South Hadley & Granby Chamber of Commerce is available to assist Town of South Hadley Community-wide Brownfield Assessment Grant Application, the community outreach and engagement to keep the community informed about the project.

Sincerely,

Dina Mead
Acting First VP



Friends of Buttery Brook Park
PO Box 868, South Hadley, MA 01075
ButteryBrookPark.org

November 1, 2017

Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, Ma 02109-3912

Reference: Town of South Hadley, Massachusetts Community-wide Brownfield Assessment Grant Application.

Dear Mr. Gardner:

The Friends of Buttery Brook Park is a volunteer group of South Hadley residents. We were formed to help support Buttery Brook Park, which was created over 25 years ago as part of adding open space within the Buttery Brook watershed.

We understand that the Town of South Hadley is applying to the US EPA for brownfields site assessment grant, and that you are interested in assessing brownfield sites in South Hadley Falls. There are many underutilized, vacant and/or abandoned industrial and commercial properties in the Falls area. After several decades of disinvestment, a range of planning efforts has created conditions ripe for redevelopment of a number of these properties. Site assessments are a critical next step in making these properties fully available for redevelopment.

The Friends of Buttery Brook is available to assist the Town of South Hadley in community outreach through our various events to keep the community informed about the project.

Sincerely yours,

Bruce Forcier

Board of Directors Member

Friends of Buttery Brook Park

Neighbors Helping Neighbors, Inc.



*A Client-Choice Food Pantry
Providing Nutritious, Supplemental Food
to South Hadley and Granby Residents
Dealing with Food Insecurity*



30 Carew Street

South Hadley, MA 01075

413-530-8240

www.nhnfoodpantry.org

Mr. Frank Gardner

November 1, 2017

Region 1 Brownfields Coordinator

U.S. Environmental Protection Agency

5 Post Office Square, Suite 100, Mail Code: OSRR7-2

Boston, MA 02109-3912

Reference: Town of South Hadley Community-wide Brownfield Assessment Grant Application

Dear Mr. Gardner:

Please accept this letter of support for the Town of South Hadley's application for grant funds to perform brownfield site assessments in South Hadley Falls. There are many underutilized, vacant, and/or abandoned industrial and commercial properties in the Falls area. After several decades of disinvestment, a range of recent planning efforts have created conditions ripe for development of a number of these properties. Site assessments are a critical next step in making these properties fully available for redevelopment.

As an organization that strives to improve the lives of people in our community, Neighbors Helping Neighbors is convinced that the identification and cleanup of contaminated industrial sites will benefit the health and welfare of our neighbors now and in the future. Many of our clients live in South Hadley Falls, close to areas that have had a long history of industrial use.

The Executive Board of Neighbors Helping Neighbors would be pleased to send a representative to join a Brownfields Assessment Advisory Group. Our organizations share common goals and we hope that we can work together to make South Hadley Falls a healthy, vibrant, and successful community. We absolutely support the Brownfields Assessment Grant Application and look forward to participation in efforts to better our community.

Sincerely,

Nia Rennix, MA, MSc, CCn, Executive Director

Nia Rennix MA, MSc, CCn

KNOW YOUR TOWN

c/o 25 Brainerd Street
South Hadley, MA 01075

Board of Trustees:

Joan Rosner
Martha Terry
Linda Young

Mr. Frank Gardner
Region 1 Brownfields Coordinator
U.S. Environmental Protection Agency
5 Post Office Square
Suite 100, Mail Code: OSRR7-2
Boston, MA 02109-3912

Reference: South Hadley Brownfield Assessment Grant Application

Dear Mr. Gardner:

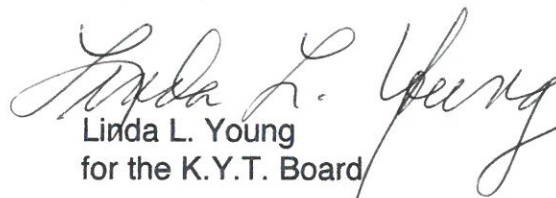
The Board of Trustees of Know Your Town is supporting the application of the Town of South Hadley to perform brownfield assessments in the Falls area of our community. The Town has been working hard to make our Falls area a whole community, but we have abandoned industrial and commercial properties that need attention. Before a developer wants to submit a bid, they need to know about any brownfields.

We urge you to look favorably upon this application as this grant will result in a drastic improvement to the Falls and South Hadley in its entirety. We need to move forward, and our community's limited resources are making this difficult.

Know Your Town is more than ready to assist the town in promoting this grant to our members and the community at large.

Thank you sincerely for considering this grant application.

Sincerely,


Linda L. Young
for the K.Y.T. Board

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of South Hadley

* b. Employer/Taxpayer Identification Number (EIN/TIN):

046-001-303

* c. Organizational DUNS:

0669829500000

d. Address:

* Street1:

116 Main Street

Street2:

* City:

South Hadley

County/Parish:

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

01075-2896

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Richard

Middle Name:

* Last Name:

Harris

Suffix:

Title:

Planning Director

Organizational Affiliation:

Planning and Conservation Department

* Telephone Number:

(413) 538-5017 x128

Fax Number:

* Email:

rharris@southhadley.ma.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

South Hadley Community-wide Brownfield Assessment Grant Proposal

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1st

* b. Program/Project

1st

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2018

* b. End Date:

12/31/2020

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

11/01/2017

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Anne

Middle Name:

* Last Name:

Capra

Suffix:

* Title:

Conservation Administrator/Planner

* Telephone Number:

(413) 538-5017 x208

Fax Number:

* Email:

acapra@southhadley.ma.gov

* Signature of Authorized Representative:

Anne M Capra

* Date Signed:

11/16/2017